



The Gateway

Monthly Newsletter | External Wall Systems
October 2021

Hello,

We hope this finds you and your family well this Autumn! Rather than the typical newsletter, this month we are reaching out to let you know where we stand on a few issues related to the external wall system remediation plan at The Gateway.

Statement

As you are aware, LIV and the project team are involved in a lot of similar external wall systems projects throughout our portfolio. By comparison, Gateway's position could certainly be better, but it is not in a negative place. The Gateway has been dealt with professionally from all angles - from insurance to handling the new evacuation strategy and preventing the requirement for the full waking watch.

I assure you the project team have done everything in their power to get funding for the full project and indeed have received pre-tender support. Further, we have managed to have the terracotta works done at a substantially reduced cost. We intend to complete the render works; however, some leaseholders raised concerns about this. We are taking your concerns very seriously and are considering these comments in full effect. We will look into these concerns, but our intention remains to remediate the Gateway as soon as possible before the government completes a U-turn on its current BSF process.

From what we've seen, the whole BSF process seems to be in disarray, and the majority of the buildings we are working on have substantial unfunded elements. This will likely force the Government to reconsider their options and hopefully introduce a weighted system balancing the risk while also engaging with insurance companies and funders to solve the EWS1 dilemma. Of course, this has informed our decision to not move forward with the unfunded work at this time.

We hope that this will be resolved by alternative Government initiatives.

In the event that alternatives will take some time to sort out despite lobbying, a good move would be to instigate the BS414 test of the two systems which would involve cost. But, if the zinc (System) proves to be acceptable in laboratory testing, then this resolves the risk and will possibly enable us to get funding.

In short, please know that everyone involved, including the freeholder and the project team, are working night and day and as much as they possibly can and are committed to working with leaseholders going forward.

At this time, we continue to work on determining our next steps, and we will update you as soon as we can. For now, our initial plan to move forward with the render works and to appeal this decision is our primary focus for the unfunded elements.

State Aid (Economic Actors)

This is a reminder that the burden is on you to update us on any changes to your economic actor status. We request all leaseholders who need to update their status **provide this to us by 12th November 2021** to help with the submission of the render system.

You should continue to provide any updates after this date on your economic actor status during up to the completion of the project.

I hope this fully updates you on the current situation, as always our team are on-hand to answer any questions at BuildingSafety@liv-group.co.uk

Thanks,

Connor Scherer

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